



**COUNTY OF SAN LUIS OBISPO
BOARD OF SUPERVISORS
AGENDA ITEM TRANSMITTAL**

(1) DEPARTMENT Parks and Recreation	(2) MEETING DATE 3/16/2021	(3) CONTACT/PHONE Nick Franco (805) 781-5204	
(4) SUBJECT Request to 1) designate County-owned land at Cave Landing as part of the County Park system; 2) submittal of a resolution authorizing the application for and acceptance of a California Coastal Conservancy grant award up to \$250,000 for Cave Landing Coastal Access Improvements; 3) authorize the Parks and Recreation Director to submit and sign funding documents for grant funds obtained; 4) authorize budget adjustments, in the total amount of \$748,973 for the Cave Landing Coastal Access Improvements, by 4/5 vote; 5) authorize the Public Works Director to advertise for construction bids; and 6) provide direction to staff regarding future staffing for Cave Landing Natural Area. District 3.			
(5) RECOMMENDED ACTION It is recommended that the Board: 1) Designate county-owned property as part of the County Parks system to affirm applicability of the San Luis Obispo County Code Title 11 Parks and Recreation Section to the property; and 2) Adopt the resolution authorizing the application for and acceptance of a grant award up to \$250,000 from California Coastal Conservancy for Cave Landing Coastal Access Improvements; and 3) Authorize the Parks and Recreation Director or designee to submit and sign funding documents for grant funds obtained from the California Coastal Conservancy; and 4) Authorize a budget adjustment for the Cave Landing Coastal Access Improvements a. In the amount of \$250,000 from unanticipated revenues, and b. In the amount of \$498,973 from PPFF to Parks – Cave Landing Parking Lot Management project Fund Center 30504 (WBS 380008), by 4/5 vote; and 5) Authorize the Director of Public Works or designee: a. To advertise for construction bids, provide proper notice inviting formal bids pursuant to Public Contract Code section 22037 (and any other applicable laws) a minimum of 21 calendar days before the set bid opening date for construction of the Cave Landing Coastal Access Improvements (WBS 380008); and b. To extend the bid opening dates to a date deemed more appropriate by the Director, or designee, so long as any such extension is in compliance with all applicable laws; and 6) Provide direction to staff regarding the addition of 1.0 FTE Park Ranger II to FC 222 – Community Parks Position Authorization List (PAL) and associated maintenance budget as part of the 2021-22 budget submittal.			
(6) FUNDING SOURCE(S) California Coastal Conservancy PPFF FC 247	(7) CURRENT YEAR FINANCIAL IMPACT \$748,973.00	(8) ANNUAL FINANCIAL IMPACT \$129,358	(9) BUDGETED? No

(10) AGENDA PLACEMENT <input type="checkbox"/> Consent <input type="checkbox"/> Presentation <input type="checkbox"/> Hearing (Time Est. _____) <input checked="" type="checkbox"/> Board Business (Time Est. <u>20 min</u>)		
(11) EXECUTED DOCUMENTS <input checked="" type="checkbox"/> Resolutions <input type="checkbox"/> Contracts <input type="checkbox"/> Ordinances <input type="checkbox"/> N/A		
(12) OUTLINE AGREEMENT REQUISITION NUMBER (OAR) N/A		(13) BUDGET ADJUSTMENT REQUIRED? BAR ID Number: 2021146 <input checked="" type="checkbox"/> 4/5th's Vote Required <input type="checkbox"/> N/A
(14) LOCATION MAP Attached	(15) BUSINESS IMPACT STATEMENT? No	(16) AGENDA ITEM HISTORY <input type="checkbox"/> N/A Date <u>11/18/2008, 12/15/2009, 02/26/2013, 11/05/2013, 08/26/2014, 10/03/2017, & 12/05/2017, 9/11/2018</u>
(17) ADMINISTRATIVE OFFICE REVIEW Nikki J. Schmidt		
(18) SUPERVISOR DISTRICT(S) District 3		



COUNTY OF SAN LUIS OBISPO

TO: Board of Supervisors

FROM: Parks and Recreation / Nick Franco (805) 781-5204
Public Works / John Waddell, Deputy Director (805) 788-2713

DATE: 3/16/2021

SUBJECT: Request to 1) designate County-owned land at Cave Landing as part of the County Park system; 2) submittal of a resolution authorizing the application for and acceptance of a California Coastal Conservancy grant award up to \$250,000 for Cave Landing Coastal Access Improvements; 3) authorize the Parks and Recreation Director to submit and sign funding documents for grant funds obtained; 4) authorize budget adjustments, in the total amount of \$748,973 for the Cave Landing Coastal Access Improvements, by 4/5 vote; 5) authorize the Public Works Director to advertise for construction bids; and 6) provide direction to staff regarding future staffing for Cave Landing Natural Area. District 3.

RECOMMENDATION

It is recommended that the Board:

- 1) Designate county-owned property as part of the County Parks system to affirm applicability of the San Luis Obispo County Code Title 11 Parks and Recreation Section to the property; and
- 2) Adopt the resolution authorizing the application for and acceptance of a grant award up to \$250,000 from California Coastal Conservancy for Cave Landing Coastal Access Improvements; and
- 3) Authorize the Parks and Recreation Director or designee to submit and sign funding documents for grant funds obtained from the California Coastal Conservancy; and
- 4) Authorize a budget adjustment for the Cave Landing Coastal Access Improvements
 - a. In the amount of \$250,000 from unanticipated revenues, and
 - b. In the amount of \$498,973 from PPFF to Parks – Cave Landing Parking Lot Management project Fund Center 30504 (WBS 380008), by 4/5 vote; and
- 5) Authorize the Director of Public Works or designee:
 - a. To advertise for construction bids, provide proper notice inviting formal bids pursuant to Public Contract Code section 22037 (and any other applicable laws) a minimum of 21 calendar days before the set bid opening date for construction of the Cave Landing Coastal Access Improvements (WBS 380008); and
 - b. To extend the bid opening dates to a date deemed more appropriate by the Director, or designee, so long as any such extension is in compliance with all applicable laws; and
- 6) Provide direction to staff regarding the addition of 1.0 FTE Park Ranger II to FC 222 – Community Parks Position Authorization List (PAL) and associated maintenance budget as part of the 2021-22 budget submittal.

DISCUSSION

Between 2008 and 2014, the County acquired and planned for the park development of property in the Cave Landing area of Avila Beach for the purpose of protecting coastal access, development of a trail and providing park improvements to bring the property into the County Parks system. A project was submitted for permitting in 2013. The California Coastal Commission ("Coastal Commission") denied the bulk of the project in 2014, but did approve the trail and associated signs, trash cans, bike racks, and benches. In 2014, the Board of Supervisors ("Board") directed the withdrawal of the Coastal Commission permit application due to the denial of the core elements of the park project. The project was not implemented, no permit was issued and the funding for the project reverted to the funding agencies and was re-allocated to other projects.

On September 12, 2017, the Board directed County Parks to bring back to the Board options for managing the ongoing trash, graffiti and criminal activities at Cave Landing, otherwise known as Pirate's Cove. On September 19, 2017, the Board further directed staff to bring an item to the Board to restrict nighttime parking at the Cave Landing parking area and Cave Landing Road, including consideration of installing a gate. Public Works and County Parks brought an item to the Board on October 3, 2017, to amend the County Traffic Regulation Codes to restrict parking from 10:00 p.m. to 6:00 a.m. The County received a letter from the Coastal Commission raising concerns about the time restriction, especially as it relates to the prior proposed improvement project actions in 2014 and, therefore, the restrictions were not implemented. The Board established an ad hoc committee of Supervisors Peschong and Hill and directed them to organize a meeting with Coastal Commission staff and County staff to discuss potential processes to successfully implement a project to address the public safety issues at Cave Landing. That meeting was held on October 31, 2017.

On December 5, 2017, the Board directed County Parks to develop a management project by working with stakeholders, law enforcement and other agencies. County Parks met with the prior appellants of the 2014 proposed project on March 26, 2018 and held a public workshop on April 25, 2018. County Parks met with the ad hoc committee to determine a recommendation for how to proceed. The recommendations included the following:

- Complete a one-time complete trash and graffiti removal from the parking lot and cave areas.
- Increase the ranger presence, especially around the hours immediately preceding and immediately after sunset.
- Increase the law enforcement patrol.
- Install permanent, vandalism resistant trash cans.
- Install improved signs to minimize sign clutter and inform users of regulations and safe use.
- Install interpretive signs to highlight the Native American history, natural history and other features of the area.
- Improve the parking lot through minimal paving of ADA accessible parking spaces, and through installation of permeable base rock surfacing of the parking lot.
- Install natural rock barriers around the interior "island" and the exterior of the lot to decrease impacts to natural and cultural resources.
- Establish criteria for successfully addressing the issues of trash, graffiti, fires, alcohol and drug activities, and other hazards that could lead to further future restrictions within the parking lot if the initial actions are unsuccessful.

A preliminary design plan was developed based on the above parameters and the project has been issued a Coastal Development Permit, which is supported by the stakeholders and the general public. Parks staff has been actively seeking funding sources for the project. This effort has resulted in the \$250,000 Coastal Conservancy grant included in this item.

Recently, a semi-permanent encampment of tents, trailers, recreational vehicles and other vehicles have established themselves in the parking area. The trash and graffiti have increased, fire pits have been excavated in culturally sensitive areas, other landform alterations have occurred, drug paraphernalia (including needles) have been

discarded, and make-shift latrines have been constructed. These activities have negatively impacted the natural and cultural resources of the area and have created a public health and safety hazard. The County continues to receive numerous public complaints regarding the public safety danger including fire hazard, an increase in criminal complaints, and vehicle break-ins. A multi-agency effort has been initiated to begin to address these issues to create a safe location for the public to recreate.

The property is currently vacant County-owned property. Staff recommends that the Board add the property to the County Park system along with approval of the other recommended actions. Adding this area to the County Park System will bring the protections for the Department of Parks and Recreation properties under County Code Title 11 to this property so that it may be protected to the same degree as other park facilities.

Funding is needed for three fundamental categories of effort. First, the site must be cleaned up to mitigate the current public safety and resource damage issues. Second, the construction of the permitted project must occur. Last, there must be ongoing maintenance to prevent a reoccurrence of the current issues and to fulfill the conditions of the recommended grant.

Site Cleanup

The site currently has significant deposits of trash that include hazardous materials and difficult to remove items such as needles, human waste and non-functional/abandoned vehicles. Additionally, there is a significant amount of graffiti throughout the site. The estimated cost for removal of all trash, vehicles and graffiti to restore the area to its natural condition is \$81,000. This amount is requested from Park Public Facilities Fees (PFF). This is anticipated to be completed before summer 2021. Graffiti removal within the cave itself is not part of this project. There are potentially sensitive cultural resources within the cave that could be damaged by graffiti removal. This element of the project will be done separately after consultation with cultural resource specialists.

Cave Landing Parking Lot Management Project

The physical project consists of filling and leveling the parking area with compacted road base material, installing concrete accessible parking spaces, creating an overlook adjacent to the accessible parking spaces, installing trash cans and bicycle racks, installing boulders to define the parking perimeter and protect cultural resources, creating bioswales to catch stormwater runoff and installing safety, regulatory and interpretive signs, consistent with the Coastal Development Permit approval. Partial construction funding in the amount of \$250,000 for the improvements has been awarded by the California Coastal Conservancy. An additional amount of \$417,973 is requested from the Park Public Facilities Fees (PFF) to complete all construction activities. Construction is expected to begin in late fall 2021.

Ongoing Maintenance

Lastly, the Department of Parks and Recreation is submitting a Budget Augmentation Request as part of the FY 2021-22 budget submittal to add one (1) additional Park Ranger II to the FC 222 – Community Parks PAL and \$20,000 for ongoing trash pickup and other maintenance costs. The grant requires Parks to maintain the site open to the public and with the natural and cultural resources and physical investments protected. Cave Landing is located within the department's Mesa District operation which includes Nipomo Community Park, Oceano Community Park, Coastal Dunes RV Park, Avila Park and the Bob Jones Pathway. Cave Landing will require significant efforts to maintain the trash removal, graffiti control and prevent an encampment from re-establishing. If an additional Ranger is not approved, staff will have to be redirected from the other park areas resulting in a significant decrease in services at those other park units. As a Community Park facility, this request would be funded by General Fund. It is anticipated that the additional Ranger could be hired by fall 2021.

OTHER AGENCY INVOLVEMENT/IMPACT

Staff has met with Sheriff's Office, California Highway Patrol, CAL FIRE, Port San Luis, the Avila Valley Advisory

Committee, Public Works, Planning and Building, Health Agency, Social Services, County Counsel, the California Coastal Commission staff, and the California Coastal Conservancy to discuss various elements of this project. This item has been coordinated with the Administrative Office.

The construction contracts will be prepared using standard County terms and conditions, and County Counsel will review and approve the contracts as to legal form and effect prior to advertisement.

Upon advertisement, the contract documents will be available for review by the public at the following Purchasing website maintained by Central Services:

http://www.slocounty.ca.gov/GS/Purchasing/Current_Formal_Bids_and_Proposals.htm

The County Clerk formally processes the bid openings.

FINANCIAL CONSIDERATIONS

An estimate of construction costs is based on the 60% construction documents. As of January 31, 2021, the Parks PFF balance was \$857,672. Parks PFF were used to fund the purchase of the Cave Landing property in 2008. The following chart details all costs associated with the project:

Site Clean Up

Task	Cost	Funding Source
Trash Roll Off Service	\$ 3,000	PFF
Trash Collection	\$20,000	PFF
Graffiti Removal	\$30,000	PFF
Encampment Services	\$28,000	PFF
TOTAL	\$81,000	\$81,000 PFF

Cave Landing Parking Lot Management Project

Task	Cost	Funding Source
Preliminary Drawings, Permitting and Environmental Clearance	\$28,435 (already spent)	\$25,000 PFF; \$3,435 Parks Funding
Construction Documents	\$ 70,973	PFF
Public Works Bidding	\$ 27,000	PFF
Construction	\$510,000	\$250,000 Coastal Conservancy Grant; \$260,000 PFF
Contingency	\$ 60,000	PFF
TOTAL	\$696,408	\$250,000 CCC Grant; \$417,973 PFF

Ongoing Maintenance

Task	Cost	Funding Source
Park Ranger II	\$100,826	General Fund
Maintenance	\$ 20,000	General Fund
TOTAL	\$120,826	\$129,358 General Fund

RESULTS

Implementation of this cleanup, construction improvements, and site management will enhance public safety and improve the use of the site by residents and visitors to the area and improve the community livability.

ATTACHMENTS

- 1 Cave Landing Location Map
- 2 Resolution Cave Landing Coastal Conservancy Grant
- 3 Cave Landing Presentation